| 013.0 | 0011 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 996,700 / 996,700 |
| | | | | | USE VALUE: | 996,700 / 996,700 |
| | | | | | ASSESSED: | 996,700 / 996,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 25 | -27 | PARKER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PASCIUTO NICOLA & JOYCE G/TRS |
| Owner 2: | JANN 25-27 PARKER ST RLTY TRUS |
| Owner 3: | |
| Street 1: | 48 HIGH STREET |
| Street 2: | |
| Twn/City: | DANVERS |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 01923 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PASCIUTO NICOLA/JOYCE - |
| Owner 2: | - |
| Street 1: | 48 HIGH STREET |
| Twn/City: | DANVERS |
| St/Prov: | MA Cntry: |
| Postal: | 01923 |

## NARRATIVE DESCRIPTION

This parcel contains 5,753 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Asbestos Exterior and 2831 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5753.000 | 522,600 | | 474,100 | 996,700 |
| Total Card | 0.132 | 522,600 | | 474,100 | 996,700 |
| Total Parcel | 0.132 | 522,600 | | 474,100 | 996,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.04 | /Parcel: 352.0

**Legal Description**

**User Acct** 10963

**GIS Ref**

**GIS Ref**

**Insp Date** 02/21/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 013.0-0011-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 523,000 | 0 | 5,753. | 474,100 | 997,100 | 997,100 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 387,700 | 0 | 5,753. | 503,700 | 891,400 | 891,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 387,700 | 0 | 5,753. | 367,400 | 755,100 | 755,100 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 363,400 | 0 | 5,753. | 320,000 | 683,400 | 683,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 363,400 | 0 | 5,753. | 272,600 | 636,000 | 636,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 323,600 | 0 | 5,753. | 266,700 | 590,300 | 590,300 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 323,600 | 0 | 5,753. | 219,300 | 542,900 | 542,900 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 336,800 | 0 | 5,753. | 208,600 | 545,400 | 545,400 | | 12/13/2012 |

!1341!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 16:58:13 |

**LAST REV**

| Date | Time |
|---|---|
| 03/05/18 | 10:09:24 |

ekelly

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1341

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PASCIUTO NICOLA | 1400-144 | | 6/15/2011 | Convenience | 99 | No | No | | |
| PACIUTO NICOLA | 1373-122 | | 8/25/2009 | Family | 1 | No | No | | |
| | 891-178 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 10963 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/21/2018 | TTL REFUSAL | BS | Barbara S |
| 5/6/2009 | Measured | 372 | PATRIOT |
| 9/29/1999 | Mailer Sent | | |
| 9/29/1999 | Measured | 163 | PATRIOT |
| 8/24/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5753 | | Sq. Ft. | Site | | 0 | 80. | 1.03 | 1 | | | | | | | | | 474,070 | | | | | | 474,100 | |

Total AC/HA: 0.13207 | Total SF/SM: 5753 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 474,070 | Spl Credit | Total: 474,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 5 - Asbestos | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 40 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.06176472 |
| Const Adj.: | 0.92547125 |
| Adj $ / SQ: | 167.048 |
| Other Features: | 114500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 641999 |
| Depreciation: | 119412 |
| Depreciated Total: | 522587 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

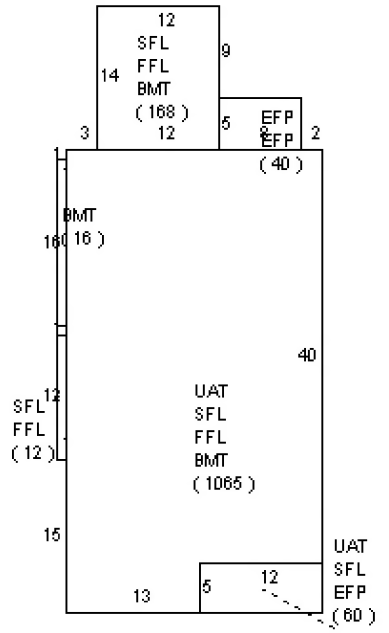
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 167.05 |
| Special Features: | 0 | Val/Su Net: | 123.84 |
| Final Total: | 522600 | Val/Su SzAd | 204.94 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,305 | 167.050 | 217,997 |
| BMT | Basement | 1,249 | 50.110 | 62,593 |
| FFL | First Floor | 1,245 | 167.050 | 207,974 |
| UAT | Upper Attic | 281 | 116.930 | 32,887 |
| EFP | Enclos Porch | 140 | 43.190 | 6,047 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,220 | | | Total: | 527,498 |
| Size Ad | 2550 | Gross Are | 5064 | FinArea | 2831 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

013.0-0011-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|